

[Date]

[Applicant Name]

[Applicant Address]

[City, State, Zip Code]

Regarding Loan Number: [Loan Number]

Dear [Applicant Name],

Thank you for your recent application to assume the mortgage loan for the property located at [Property Address]. After careful review of your request, we regret to inform you that we are unable to approve your application for mortgage assumption at this time.

Our decision was based on the following reason(s):

- **Non-Owner Occupancy:** The terms of the original security instrument and our current lending policies require the assuming party to occupy the property as their primary residence. Your application indicates that the property will be used for non-owner occupied purposes (investment or secondary home).

DISCLOSURE OF USE OF INFORMATION OBTAINED FROM AN OUTSIDE SOURCE

Our decision was based in whole or in part on information obtained from an outside source other than a consumer reporting agency. Under the Fair Credit Reporting Act, you have the right to make a written request within 60 days of receipt of this notice for a disclosure of the nature of this information.

EQUAL CREDIT OPPORTUNITY ACT NOTICE

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is [Name of Regulatory Agency, Address, City, State, Zip].

If you have any questions regarding this notice, please contact our Customer Service Department at [Phone Number].

Sincerely,

[Name of Financial Institution]

[Department Name]

[Contact Information]